

TOWN OF LOS GATOS
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SUMMARY OF DISCUSSION OF A REGULAR MEETING OF THE **CONCEPTUAL DEVELOPMENT ADVISORY COMMITTEE** OF THE TOWN OF LOS GATOS FOR DECEMBER 14, 2011, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 4:30 p.m. by *Mayor Steve Rice*.

ATTENDANCE

Members Present: Steve Rice, Barbara Spector, Charles Erikson, Tom O'Donnell, Joanne Talesfore

Members Absent: None

Staff Present: Sandy Baily, Planning Manager; Jennifer Savage, Associate Planner

ITEM 1: **Vacation Rental Homes/Bed and Breakfast Inns**
Conceptual Development Advisory Committee Application CD-11-003

Review of a request to amend the Town Code to allow Vacation Rental Homes/Bed and Breakfast Inns with a Conditional Use Permit in the R-1D zoning district.

APPLICANT: Lynley Kerr Hogan

PROJECT PLANNER: Jennifer Savage

Steve Rice gave overview of CDAC process.

Sandy Baily gave overview of application process.

Lynley Hogan (applicant) commented that she was not intending to change the residential zone to a commercial zone and she did not want to impact the neighborhood. She is requesting the bed and breakfast (B&B) as an income resource, and summarized her personal financial reasons. Guests get one car and the contract says they have to park in front of the house. She has no gardener, housekeeper, or babysitter.

Charles Erikson asked what made Ms. Hogan submit her application. *Lynley Hogan* replied from Town contact/request.

Charles Erikson asked the applicant to divorce herself from her specific circumstances and to focus on the actual request and what issues she thinks should be addressed as viewed by the Town.

Lynley Hogan replied concerns would be parking, no parties, and establishing a guest curfew.

Charles Erekson asked about managing behavior of guests and if there was anything else?

Tom O'Donnell commented that CDAC's role is to determine if the Town Code should be amended. Applicant has not stated why the Town Code should be amended, just why she personally needs the business. Questioned if she had any arguments why the Town Code should be amended.

Lynley Hogan commented that B&Bs would bring revenue to the Town since guests would shop and eat in Town.

Joanne Talesfore questioned if applicant intends to proceed with application based on neighborhood concerns and asked if she understood that she would have to change the zone and go before the Town Council. *Lynley Hogan* replied she was not interested in changing the zone to commercial.

Barbara Spector commented when she started in local government, they looked at same issue. The concerns back then were strangers, deliveries, etc. into residential neighborhoods. If you do not keep hard and fast boundaries between the residential and commercial, commercial can seep into residential. *Barbara Spector* said, just as in 1979, she would not support the request.

Steve Rice commented the Town Council reviewed the issue of B&Bs in the downtown in the past. He sees more problems with B&Bs than benefits.

Tom O'Donnell commented the request would remove the hard difference between residential and commercial. We have to look at this from a broader scale; not an individual establishment. Commented he could not support the request since the request would negatively impact residential neighborhood.

Joanne Talesfore commented they sympathize but they have to look at the big picture. She would not support the request.

Steve Rice opened discussion to the public.

Kim Battisti commented that safety is a concern. What are the precautions that would be taken? Would background checks be required? She is concerned about neighborhood becoming commercial.

William Kaschub commented there is no demand for B&Bs. Concerned that B&Bs will sneak under the radar. The memo to CDAC contains only information to not support the request.

Kathleen Hewitt commented she does not support the request. The hotels in Town support visitors.

Chris Clark commented against the request. *Clark* was sympathetic, but it would ruin the Almond Grove district if rentals/B&Bs are allowed. It may decrease neighbor's property values.

Patricia Galione read statement from a neighbor who had to leave. Commented the request seems to be spot zoning. Concerned about the illegal operation and costs to taxpayers with noise disturbances. Urged the Town to abate the illegal operation.

Veronica Gallagher commented she was negatively affected from the illegal use and opposes the request. Asked the Town to please abate the illegal operation immediately.

Steve Rice commented that for code enforcement, the Town is not proactive in looking for violations. The Town is complaint-based, and investigation begins when complaint is received.

Sandy Baily commented Health and Safety violations are actively abated. Others depend on concerns received from neighbors and Council. The next step is to meet with applicant and discuss how to address immediate neighborhood concerns. If applicant is still interested in pursuing the application, proceed with review and public hearings.

Steve Rice commented that the minutes record the Committee's comments which will be considered if the request goes before Planning Commission and Town Council.

ADJOURNMENT Meeting adjourned at 5:10 p.m. The next regular meeting of the Conceptual Development Advisory Committee is Wednesday, January 11, 2012.

Prepared by:


Jennifer Savage, Associate Planner

cc: Planning Commission Chair